

EXHIBIT B – REVISED CONDITIONS OF APPROVAL
DRC2014 – 00082 Caltrans

Authorized Use

1. Minor Use Permit/Coastal Development Permit D010029P is hereby amended to allow for the following:
 - a. Recognition of demolition of the residence on existing APN 011-231-013 including the driveway, building pad and stormwater detention system, abandonment of the septic tank and leach field, and removal of utilities, water storage tank, and landscaping. (authorized under California Coastal Commission (CCC) approved CDP 3-13-012)
 - b. Recognition of use of the residence on existing APN 011-231-014 as a Caltrans construction office during construction of the realigned State Route 1. (authorized under California Coastal Commission (CCC) approved CDP 3-13-012)
 - c. Recognition of demolition of the residence on existing APN 011-231-014 including the driveway, building pad and stormwater detention system, abandonment of the septic tank and leach field, and removal of utilities, water storage tank and landscaping following construction of the Project. (authorized under California Coastal Commission (CCC) approved CDP 3-13-012)
 - d. Recognition of construction of State Route 1 on the new alignment through APNs 011-231-013 and 011-231-014 and improvements associated with highway construction, operation and maintenance. (authorized under California Coastal Commission (CCC) approved CDP 3-13-012)
 - e. Amendment of the conservation easements affecting APNs 011-231-013 and 011-231-014 to allow for the construction of the California coastal Trail and associated public access and recreation improvements.
 - f. Reservation of access and utility easement to two remaining wells on APNs 011-231-013 and 011-231-014 that will serve the home on APN 011-231-015, and access to APN 011-231-017 for the purposes of maintenance of well and septic system.
 - g. Reservation of a 100' radius easement around each of the two remaining wells that will serve the home on APN 011-231-015 and allow for potential future construction of replacement wells within each easement.
 - h. Recognition of construction of an informal, unpaved ranchland farm road seaward of the realigned State Route 1 to access the wells and septic system serving APNs 011-231-015 and 011-231-017. (authorized under California Coastal Commission (CCC) approved CDP 3-13-012)
 - i. Modification of landscape screening requirements to reflect those required by CDP 03-13-012.
 - j. No other development shall occur on APNs 011-231-013 and 011-231-014 except as provided above. and
 - k. Extend these restrictions to all areas of these properties outside of the new State Route 1 right-of-way.
2. Prior to any construction or demolition activities associated with this approval, the applicant shall record a Scenic & Conservation Easement or Open Space Easement, in a form approved by the Executive Director of the Coastal Commission, County Counsel and the Department of Planning & Building. The easement shall cover the area of the properties located outside of the designated building envelope for parcel s 011-231-013

~~and -0145~~ and the realigned right-of-way for State Route 1. No development shall occur within the easement area except as follows:

- a. Demolition of the residence on existing APN 011-231-013 including the driveway, building pad and stormwater detention system, abandonment of the septic tank and leach field, and removal of utilities, water storage tank, and landscaping.
- b. Demolition of the residence on existing APN 011-231-014 including the driveway, building pad and stormwater detention system, abandonment of the septic tank and leach field, and removal of utilities, water storage tank and landscaping following construction of the realigned State Route 1.
- c. Construction of State Route 1 on the new alignment through APNs 011-231-013 and 011-231-014 and improvements associated with highway construction, operation and maintenance.
- d. Amendment of the conservation easements affecting APNs 011-231-013 and 011-231-014 to allow for the construction of the California coastal Trail and associated public access and recreation improvements.
- e. Reservation of access and utility easement to two remaining wells on APNs 011-231-013 and 011-231-014 that will serve the home on APN 011-231-015, and access to APN 011-231-018 (Welsh) for the purposes of maintenance of well and septic system.
- f. Reservation of a 100' radius easement around each of the two remaining wells that will serve the home on APN 011-231-015 and construction of replacement wells within each easement.
- g. Construction of an informal, unpaved ranchland farm road seaward of the realigned State Route 1 to access the wells and septic system serving APNs 011-231-015 and 011-231-018 (Welsh).

In addition, the applicant shall modify the approved Mitigation Agreement (as provided by COAL97-137) to be consistent with the provisions of the Open Space Easement listed above. If it is determined by the County that the Mitigation Agreement is duplicative of the Open Space Easement, the applicant may request to eliminate the Mitigation Agreement via a process and form acceptable to County Counsel.

On-going conditions of approval (valid for the life of the project)

- ~~2-3.~~ All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.